



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

June 15, 2018

David C. Landsman, PE, Prof. LS
CAS Engineering-DC, LLC
1001 Connecticut Avenue, NW, Suite 401
Washington, DC 20036

Re: 3101 Arizona Avenue, NW (proposed address)
Lot 0042, Square 1426

Dear Mr. Landsman,

This letter will confirm the substance of your meeting with my staff on May 4, 2018. As presented during the meeting, the site currently is a vacant record lot. The subject property is in the R-1-A Zone and is not in an overlay zone. The project is to construct a new, single-family detached dwelling on the lot with driveway to Arizona Avenue, NW and associated sidewalks, deck and patio areas. As discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as noted below:

Applicable Zoning Criteria Analysis

Criteria	DCMR Reference	Allow./Req.	Provided
BHMP Location	11 DCMR B-306		
As discussed, the BHMP location is at the mid-point of the building façade of the principal building that is closest to a street lot line. The west façade for the existing house with BHMP as shown on the high side of the driveway retaining wall will be used to calculate building height. At this time, the driveway cut into the existing grade is not factored into the BHMP for building height or story calculation.			
Density – Lot Dimensions	11 DCMR D-302	7,500 sq. ft. 75 feet width	(Record Lot exists) and has 8,840 sqft and 77.89' of width
Building Height	11 DCMR D-303.1 3 stories	40 feet 3 stories with cellar	<40 feet
Lot Occ.	11 DCMR D-304.1	40%	28.3%
At grade patios, walls, driveways, pools, etc. do not count. House, covered patios/porches, elevated (>4' above grade) patios/terraces, etc. count.			
Front Yard Setback Range	11 DCMR D-305	Low Range	15.0 ft.
The setback for the house at the nearby 3121 Arizona Avenue, NW appears to be the closest and may be used as the low range/limit for the front yard setback for each lot. The front yard setback range only includes properties along Arizona Avenue, NW within			

the same block and R-1 through R-3 zones. Properties to the southwest in the R-21 zone are not included for computing the front setback range.

Criteria	DCMR Reference	Allow./Req.	Provided
Rear Yard	11DCMR D-306	25 ft.	54.6 ft.
Side Yard	11 DCMR D-307	8 ft.	8.0 ft. each side
Pervious Surface	11 DCMR D-308	50% min.	>50%
Pervious surface includes pervious pavement, lawn areas, decks over grade that do not preclude the infiltration of water into the soil below, and green roofs.			

Accessory Apartment Provisions

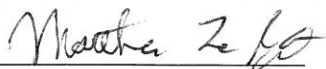
The project contemplates features of an accessory apartment within the main building in the lower/cellar (i.e. with a kitchen). Pursuant to 11 DCMR U-253.7, an accessory apartment in the main building must meet the following criteria:

Main building minimum gross floor area = 2,000 sq. ft. (11 DCMR U-253.7(a))
Accessory building may not occupy more than 35% of the gross floor area of the house (11 DCMR U-253.7(b)) If an additional entrance to the house is create it shall not be located on a wall of the house that faces a street if accessing the accessory apartment (11 DCMR U-253.7(c)).

I have reviewed the attached Concept Plan and concur that the project complies with the applicable Zoning Regulations for the R-1-A Zone. Accordingly, when the building permit is filed for, I will approve the consistent with the above presented zoning criteria and compliance information. Please let me know if you have any further questions.

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachments –
Conceptual Site Development Sketch

Zoning Technician: Ernesto Warren

File:Det Let re Lot 0042, Square 1426 to Landsman on 6-15-2018